

27-98 Perimeter Center Overlay

SECTIONS TO BE INCLUDED

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- B. Frontage Types
- C. Transitional Buffers
- D. Streets & Blocks
- E. General Design Requirements.
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 - 3. Articulation of Stories
 - 4. Balconies
 - 5. Garage Doors
 - 6. Treatments at Terminal Vistas
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 - 10. Towers
 - 11. Rear Parking Facade Design
 - 12. Roof Types
 - 13. Fueling Stations
 - 14. Drive-Throughs
 - 15. Parking Structures
- F. Sustainability Measures



Figure 27-98-1 Perimeter Center Overlay Map

Overlay Outline Summary

The following provides the key maps and graphics for an Overlay that would be mapped on the City's current zoning map in the Perimeter Center area (see attached map, Figure 27-98-1). This overlay would apply to all development in the area, whether utilizing the existing zoning districts (for example, parcels currently zoned O-I, C-1, CR-1, OCR, RM-HD, and so on) or utilizing the proposed parallel new districts and requirements.

B. Frontage Types

1. Intent. Frontage Types are established in the space between the building and the curb along streets within the Perimeter Center Overlay to address the comfort, convenience, and safety of pedestrians and bicyclists; to develop a network of streets with identifiable character; and to provide an aesthetically pleasing edge to all development.

2. Applicability. All new development and redevelopment within the Perimeter Center Overlay shall meet the applicable frontage type requirements.

3. Frontage Types Map. [Figure 27-106-2](#) maps Frontage Types in the Perimeter Center for existing streets and new streets proposed for the area.

a. Frontage Types. The following Frontage Types are established for the existing streets and any new streets adjacent to and within the Perimeter Center Overlay. Refer to [Figure 27-106-2](#) for the location of these Frontage Types.

- i. **Parkway Frontage.** The Parkway Frontage Type is intended to create a parkway effect along the major transportation corridors within Perimeter Center through the use of wide landscape areas heavily planted with trees typical of the area.
- ii. **Primary Street Frontage.** The Primary Street Frontage Type is intended to establish a series of streets with continuous building frontage and a limited number of drives interrupting the sidewalk.
- iii. **Secondary Street Frontage.** The Secondary Street Frontage is meant to establish a designated area for parking lot and structure access, while still providing a safe and comfortable pedestrian realm.

b. Trails. Additional trail locations beyond those required by the Parkway Frontage are required per the Frontage Types Map, [Figure 27-106-2](#). Refer to the City's current comprehensive plan or any bicycle/pedestrian plan for desired locations for trails.

c. New Streets. New streets shall be provided per 27-98.D.

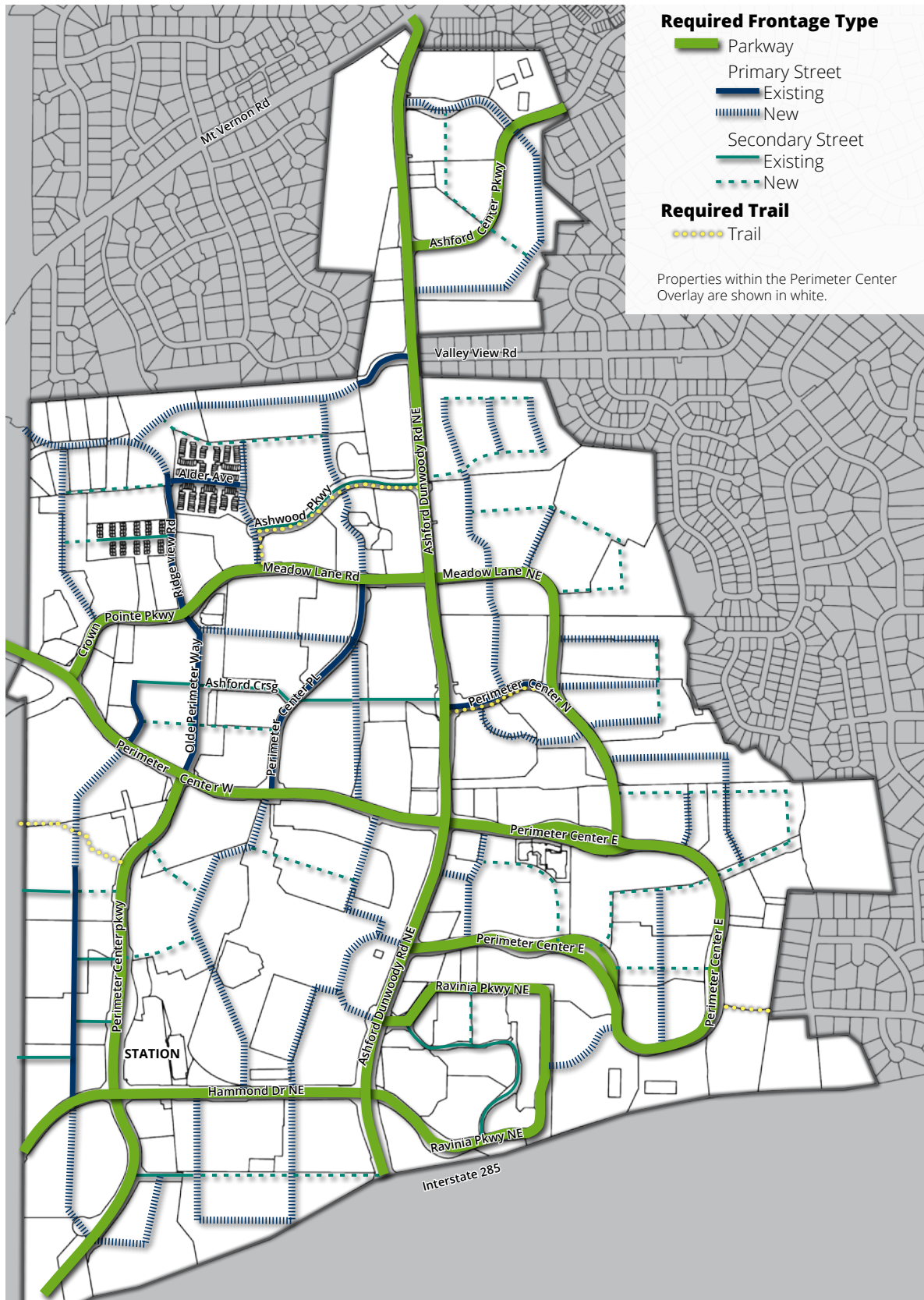


Figure 27-98-2 Frontage Types Map

27-98 Perimeter Center Overlay

Frontage Types

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PARKWAY FRONTAGE REQUIREMENTS		
	PARKING EDGE	ACTIVE EDGE
1 Street Buffer	Minimum Width	Street buffer width shall be varied, at a minimum of 10 feet wide and an average of 18 feet.
	Tree Plantings	Informal groupings of trees shall be spaced intermittently along the parkway, shading a minimum of 60 percent of the parkway sidewalk/trail at maturity (or in 20 years). Tree-to-tree spacing within the groupings should be between 12 feet and 40 feet on center. The buffer shall consist of at least 7 shade trees per every 100 feet of buffer.
	Grade	Grade changes may be accommodated within the street buffer with slopes no greater than 1 ft of rise in 4 ft run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 3 feet. An exception/deviation...
2 Sidewalk/Trail	A minimum 8 foot wide sidewalk/trail is required and may meander between trees. [decide whether both sides of the parkway should accommodate off-street bicycles?]	
3 Yard Treatment	A minimum 12' screen is required between parking and the sidewalk/trail. Refer to Figure 27-98-15 Landscape Screen Requirements.	A minimum 10' deep patio or sidewalk extension is required along the building facade. This portion of the building facade shall meet the facade requirements
4 Building & Parking Location	Refer to Article II. Zoning Districts for setback line or 27-105 Building Types for Parkway Frontage requirements for allowable widths of parking along the frontage and required building facades along the frontage.	



Figure 27-98-3 Parkway Street Frontage - Parking Edge

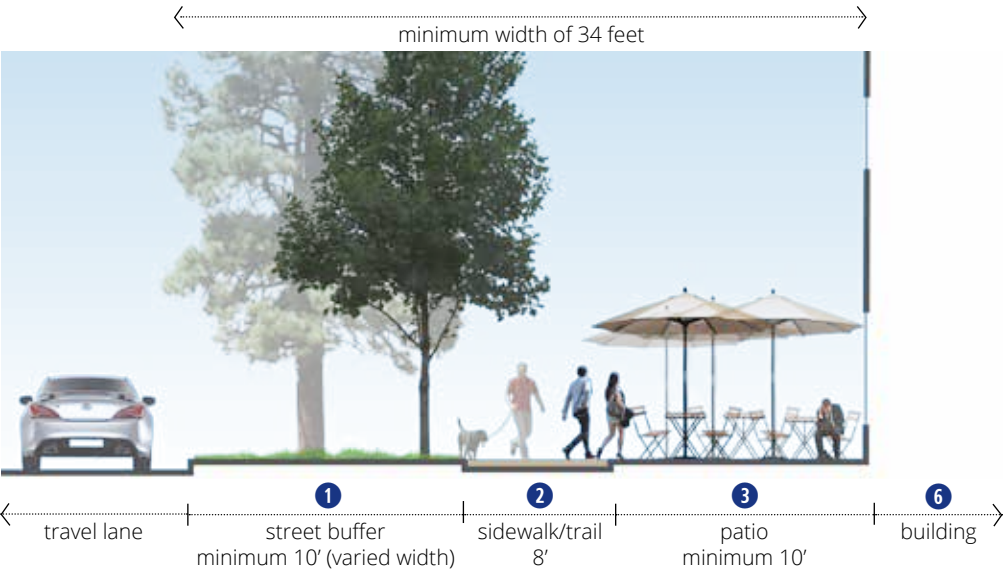


Figure 27-98-4 Parkway Street Frontage - Active Edge

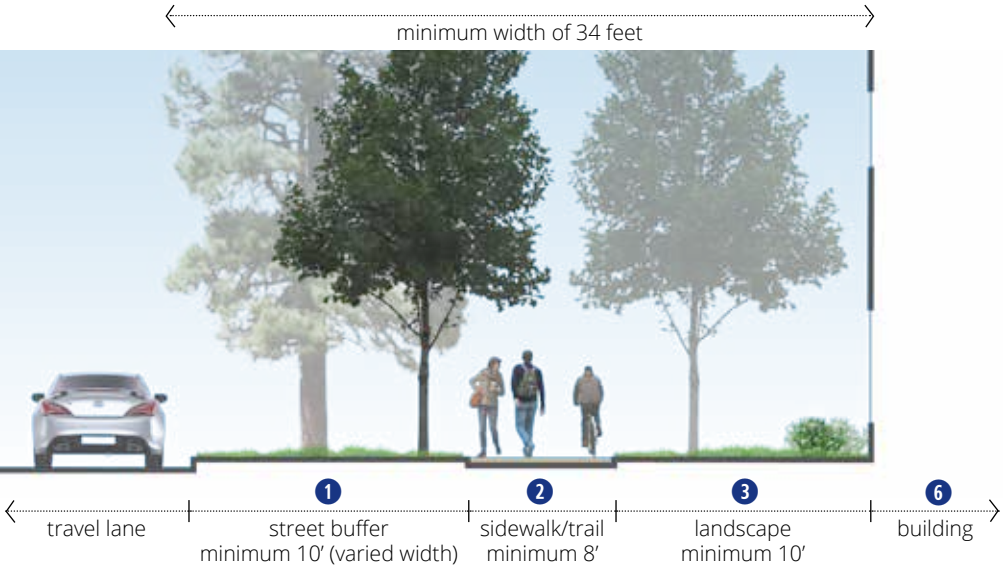


Figure 27-98-5 Parkway Street Frontage - Building Edge

PRIMARY STREET FRONTAGE REQUIREMENTS					
	BUILDING EDGE	PARKING EDGE	YARD EDGE	COURTYARD/ PLAZA A OR B	DROP-OFF DRIVE EDGE
Minimum Width	24 feet	24 feet	16 feet	20 feet	20 feet
1 Tree Planting/ Furnishings Zone	Minimum Width	Tree Planting/Furnishings Zone width shall be a minimum of 10 feet wide.			
	Tree Planting	Shade trees spaced minimum 35' on center in planters or wells, either raised or at grade, with access through planters to street, minimum every 60'.		Minimum of one tree per 30 linear feet of frontage, spaced equally or informally	
	Grade	Grade changes may be accommodated within the street buffer with slopes no greater than 1 ft of rise in 3 ft run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 18 inches. Steps may also be incorporated. An exception/deviation...			
2 Sidewalk/Trail	Minimum 10' wide clear paved sidewalk with furnishings		Minimum 6' wide sidewalk or trail	Sidewalk to match adjacent sidewalk	
3 Yard Treatment	Build-to Zone is directly adjacent to sidewalk	Minimum 5' landscape area is required to screen parking. Minimum 24" wide shrubs required 30" o.c.	Landscape Yard, depth determined by build-to zone of building type.	30' to 60' deep courtyard or plaza permitted with maximum of 30% of frontage in PC-2 and PC-3, maximum of 10% of frontage in PC-1	maximum 60' wide drop-off drive is permitted. maximum of 20% of frontage
4 Building & Parking Location	Article II. Zoning Districts for setback line or 27-105 Building Types for Primary Street Frontage requirements for allowable widths of parking along the frontage and required building facades along the frontage.				
Districts Frontage is permitted within	PC-1, PC-2, PC-3	PC-1, PC-2, PC-3	PC-4	Limited use in PC-1, PC-2, PC-3	Limited use in PC-1, PC-3

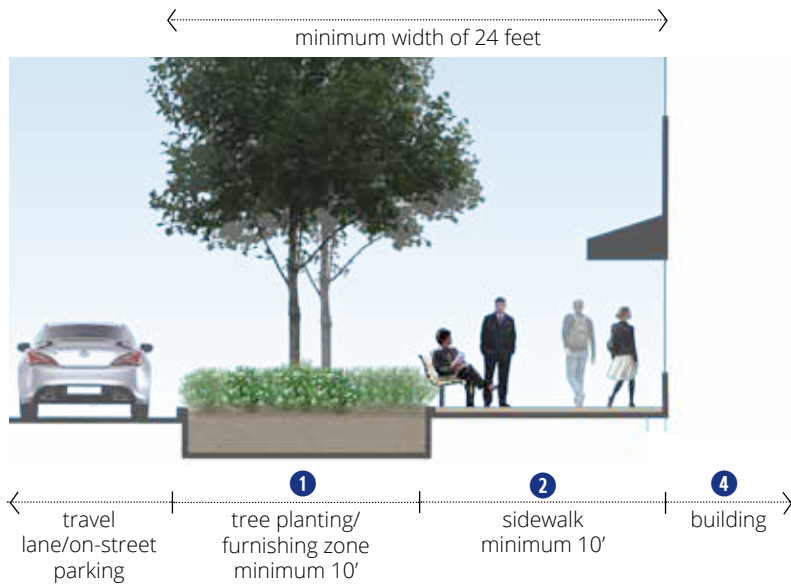


Figure 27-98-6 Primary Street Frontage - Building Edge

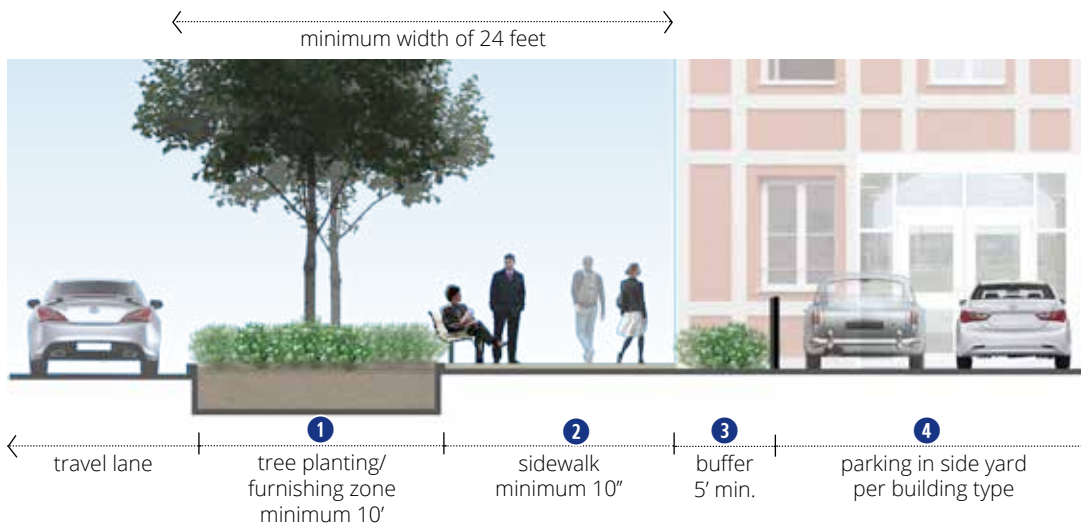


Figure 27-98-8 Primary Street Frontage - Side Yard Parking Perpendicular to Street (Refer to 27-XXX for description of permitted layout)

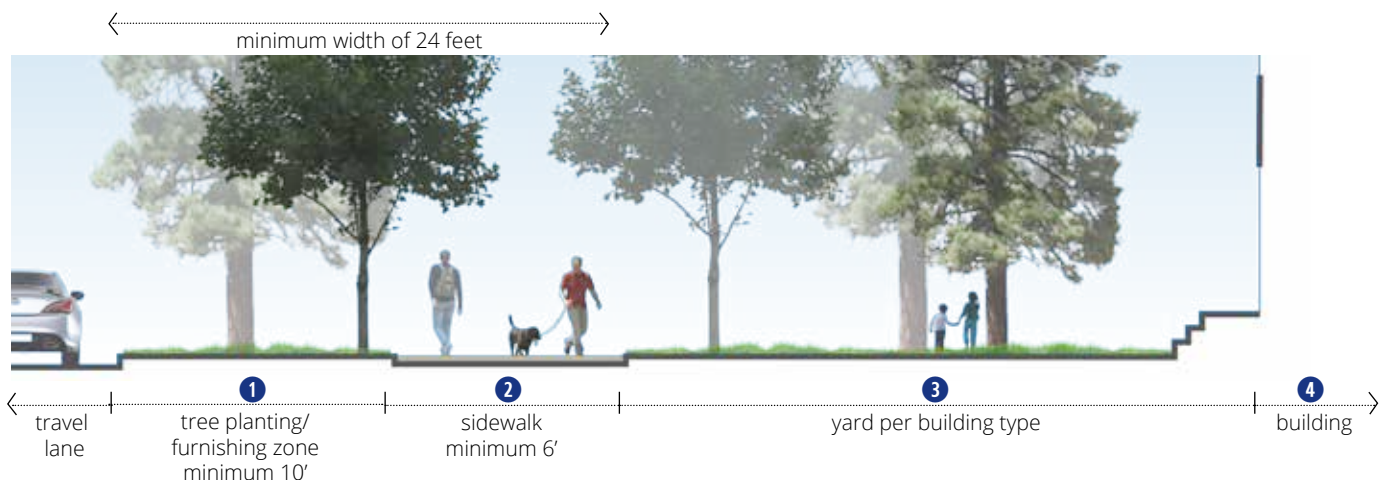


Figure 27-98-7 Primary Street Frontage - Edge District

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Frontage Types

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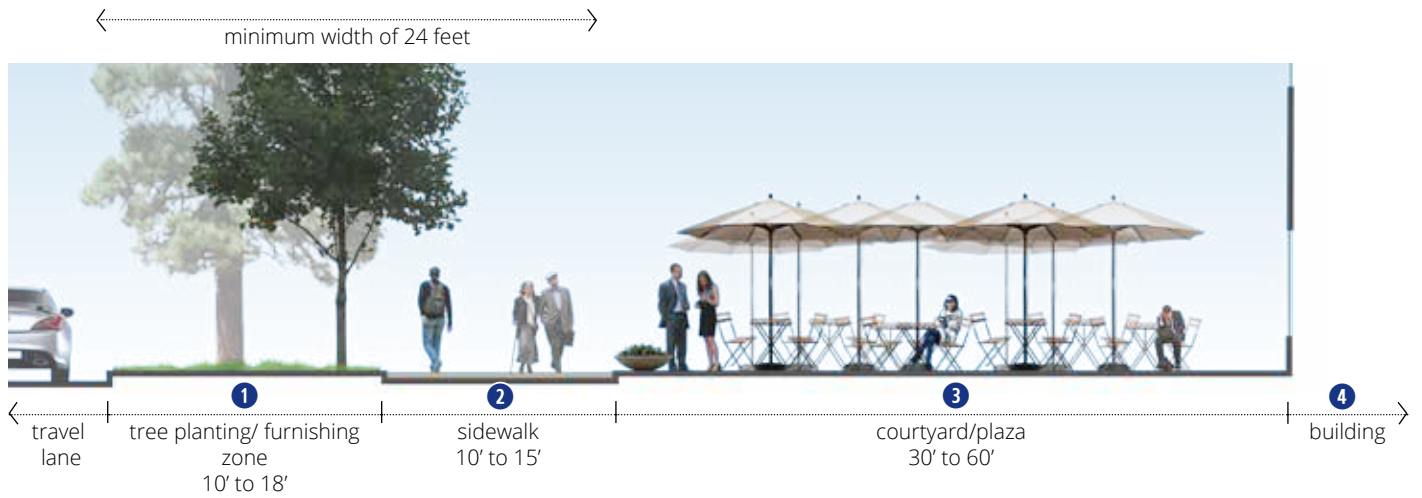


Figure 27-98-9 Primary Street Frontage - Courtyard/Plaza A

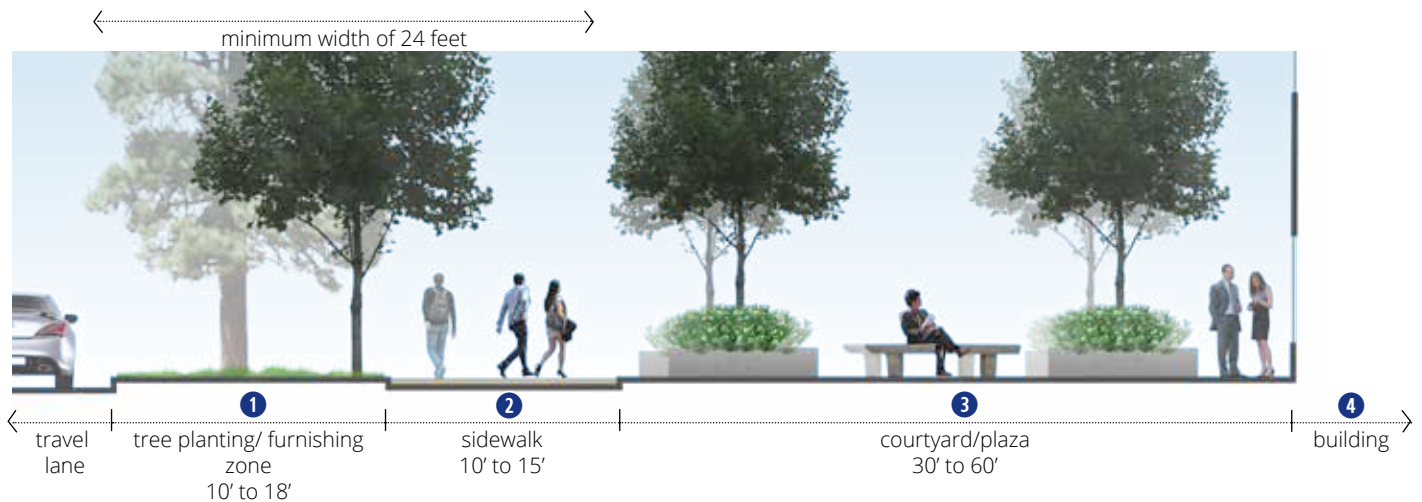


Figure 27-98-10 Primary Street Frontage - Courtyard/Plaza B

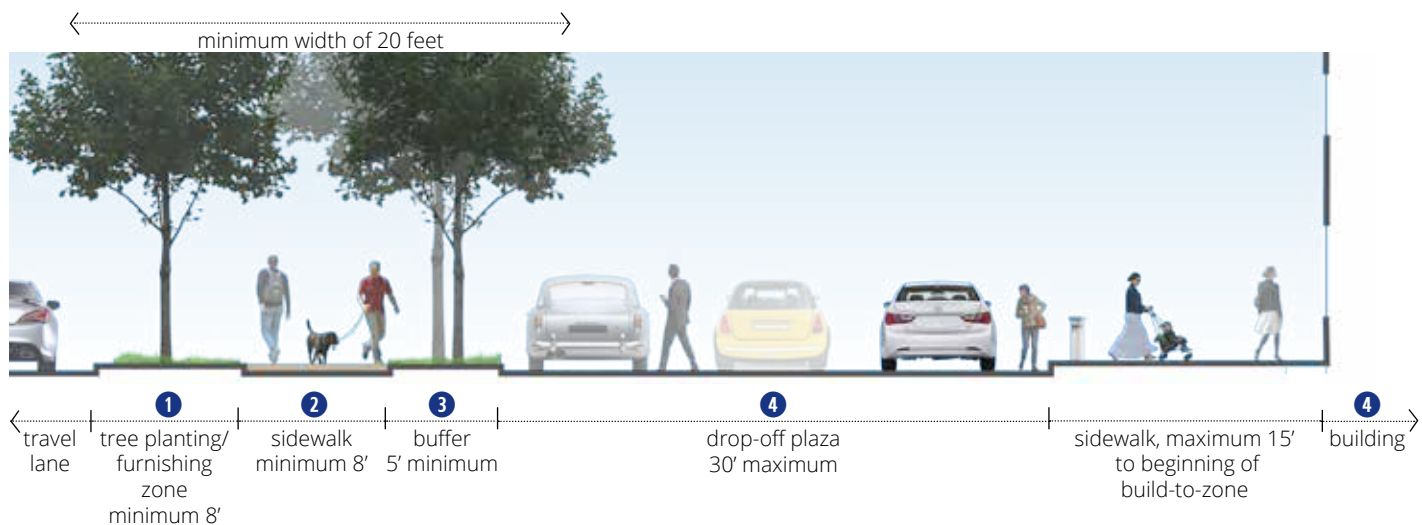


Figure 27-98-11 Primary Street Frontage - Drop-off Plaza

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Frontage Types

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SECONDARY FRONTAGE REQUIREMENTS		
	PARKING EDGE	YARD EDGE
1 Street Buffer	Minimum Width	Street buffer width shall be a minimum of 10 feet wide.
	Tree Plantings	A minimum of one tree for every 300 square feet of buffer shall be provided, spaced evenly or informally.
	Grade	Grade changes may be accommodated within the street buffer with slopes no greater than 1 ft of rise in 4 ft run. Retaining walls may be incorporated to meet these grades, but shall be no taller than 3 feet. An exception/deviation...
2 Sidewalk/Trail	A minimum 8 foot wide sidewalk/trail is required in PC-1, PC-2, and PC-3 (6 foot in PC-4) and may meander between trees.	
3 Yard Treatment	A minimum 8' screen is required between parking and the sidewalk/trail. The screen shall include a shade tree every 30 feet of frontage, spaced evenly or informally, and a double row of shrubs, minimum 24" in height and width at maturity, staggered and spaced 24" on center.	A minimum 5' deep landscape yard is required, with a minimum of 30 shrubs, perennials, and/or grasses for every 500 square feet of yard area.
4 Building & Parking Location	Refer to Article II. Zoning Districts for setback line or 27-105 Building Types for Secondary Frontage requirements for allowable widths of parking along the frontage and required building facades along the frontage.	

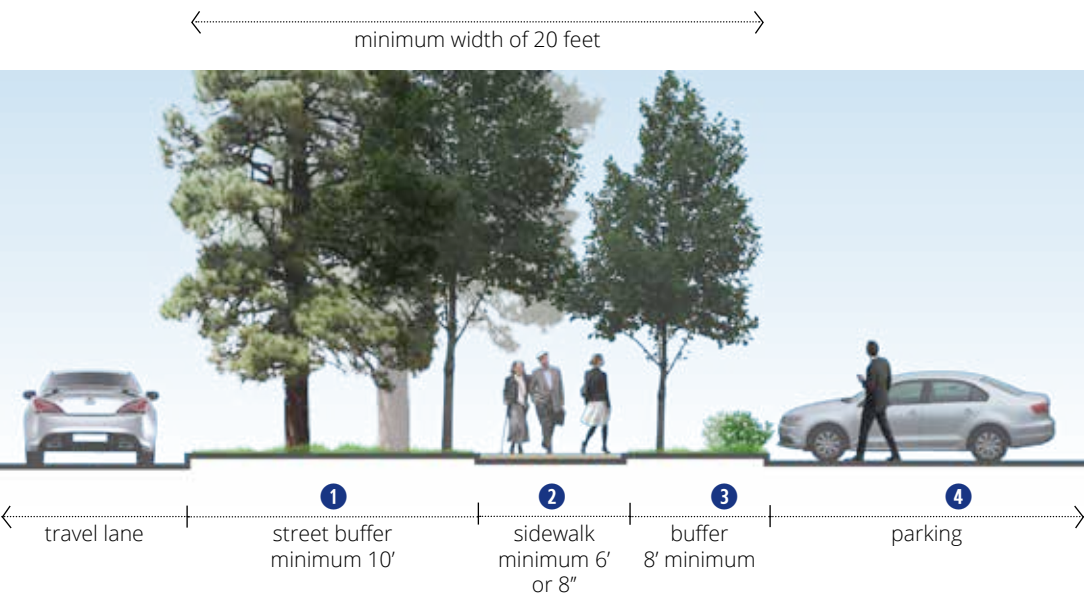


Figure 27-98-12 Secondary Street Frontage - Parking Edge

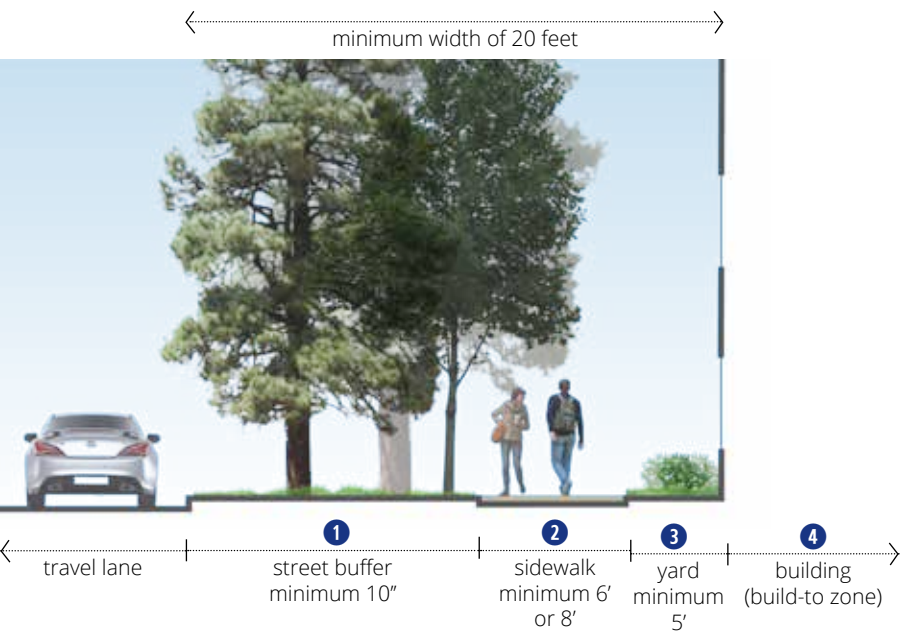


Figure 27-98-13 Secondary Street Frontage - Yard Edge

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Frontage Types

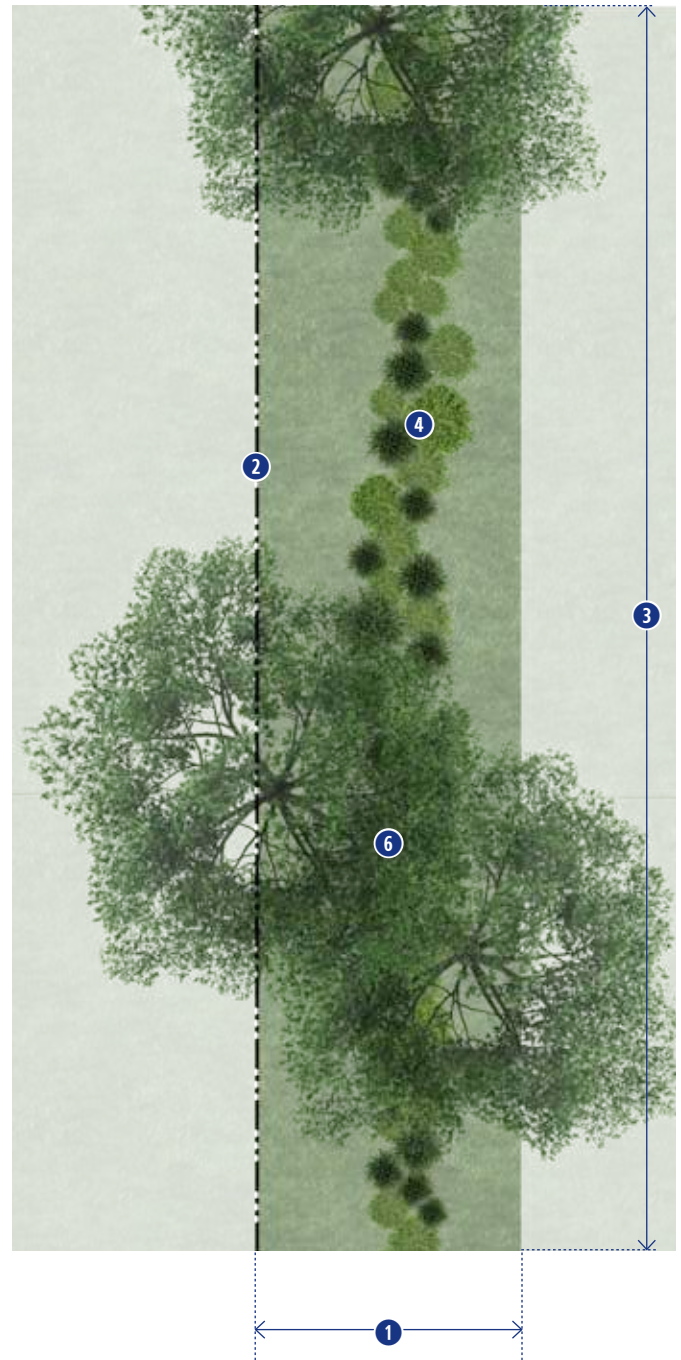
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MINIMUM TRANSITIONAL BUFFERS REQUIRED BY ADJACENT DISTRICTS								
WHEN LOT IS ADJACENT TO:								
DISTRICT	C-1 OCR PC-1 DISTRICT	O-I CR-1 PC-2 DISTRICT	O-D PC-3 DISTRICT	RM-HD PC-4 DISTRICT	ANY SINGLE FAMILY DISTRICT	ADJACENT MUNICIPALITY	OPEN SPACE	
BUFFER REQUIRED ON LOT DESIGNATED AS:	C-1 OCR PC-1 DISTRICT	5 ft	5 ft	5 ft	15 ft with screen	50 ft with screen	5 ft	5 ft
	O-I CR-1 PC-2 DISTRICT	15 ft	5 ft	20 ft	15 ft with screen	50 ft with screen	10 ft	5 ft
	O-D PC-3 DISTRICT	15 ft	20 ft	20 ft	15 ft with screen	40 ft with screen	10 ft	15 ft
	RM-HD PC-4 DISTRICT	15 ft	15 ft	15 ft	20 ft	35 ft	15 ft	10 ft

Figure 27-98-14 Table of Minimum Transitional Buffers

LANDSCAPE SCREEN		
1	Size	12 feet minimum width
2	Location	Along property line as required per Figure 27-98-14 Table of Minimum Transitional Buffers
3	Hedge	Continuous double row of shrubs required between shade trees
4	Hedge Composition	Double row of individual shrubs with a minimum width of 24 inches, spaced no more than 36 inches on center; mature height in one year of 24 inches
5	Hedge Frequency	Minimum of 15 shrubs per 100 feet of property line is required
6	Shade Trees	Minimum of 3 shade trees per 100 linear feet of screen.

Figure 27-98-15 Landscape Screen Requirements & Plan Illustration



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Frontage Types

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BOULEVARD STREET TYPE	
Location	O-I, OCR, O-D, C-1, CR-1, PC-1, PC-2, and PC-3 Districts
Travel Lanes	4 lanes, 2 way
Lane Width	10' to 12'
Allowable Turn Lanes	Left only with median; right permitted in place of parking at intersections
Parking Lanes	Parallel; minimum 8' wide
Pavement Width	60' to 102'
Bicycle Facilities	Multi-use trail on both sides and/or cycle track
Pedestrian Facilities	Per Frontage Type; Minimum 12' multiuse trail on both sides, or minimum 6' wide clear sidewalk on both sides sidewalk with cycle track
Street Buffer	Per Frontage Type; Minimum 6' to 9' landscape or furnishing zone

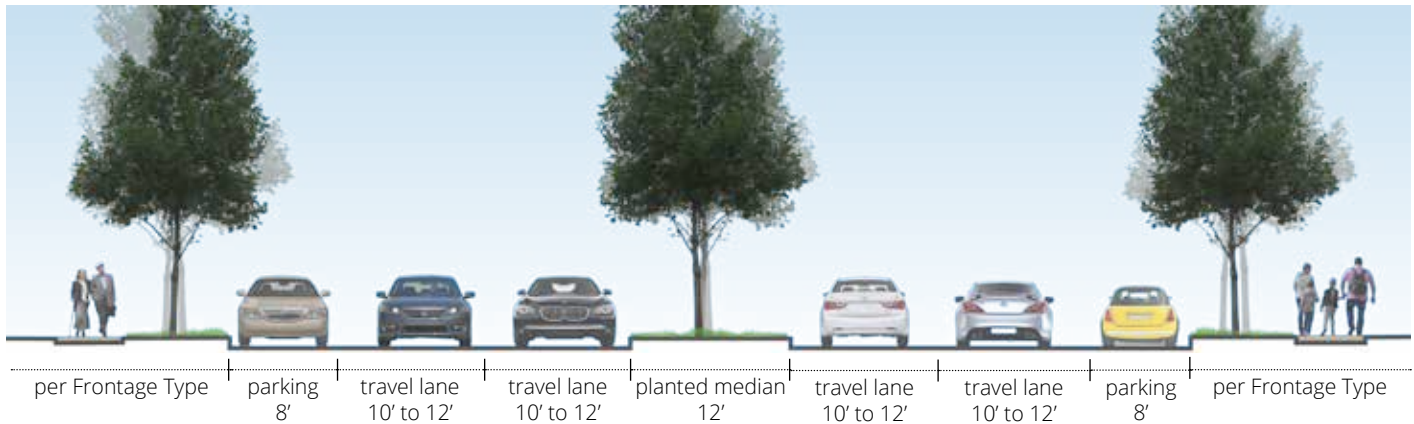


Figure 27-98-16 Boulevard Street Section

CONNECTOR STREET TYPE	
Location	O-I, OCR, O-D, C-1, CR-1, NS, PC-1, PC-2, PC-3, and PC-4 Districts
Travel Lanes	2 lanes, 2 way
Lane Width	10' to 12'
Allowable Turn Lanes	Right turn lane
Parking Lanes	Parallel; minimum 8' wide (see variations for alternatives)
Pavement Width	34' to 40' (see variations for alternatives)
Bicycle Facilities	Shared on street
Pedestrian Facilities	Per Frontage Type; Minimum 6' wide clear sidewalk on both sides
Street Buffer	Per Frontage Type; Minimum 6' to 9' landscape or furnishing zone

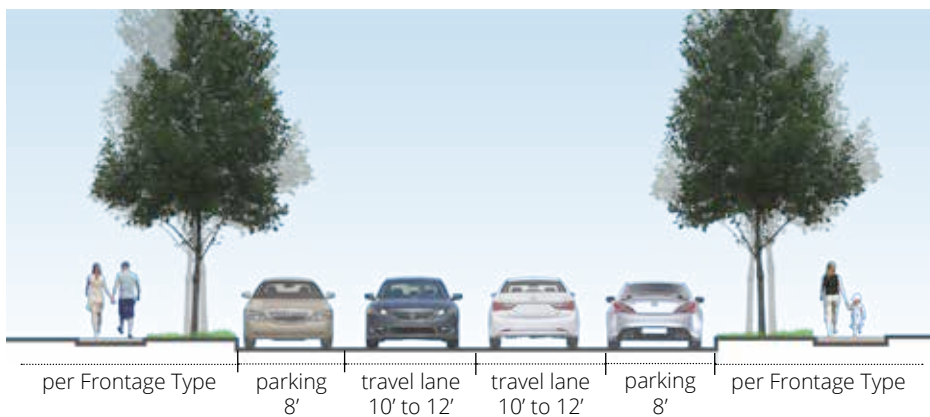


Figure 27-98-17 Connector Street Section

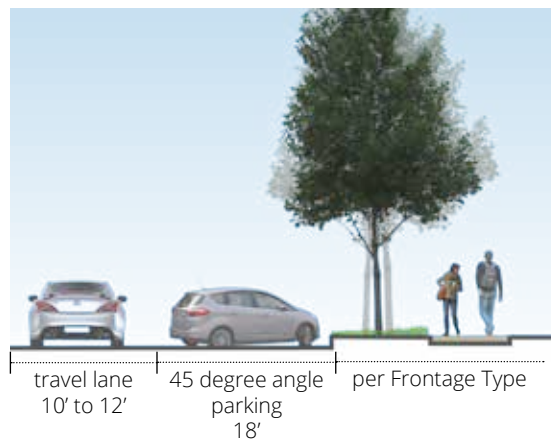


Figure 27-98-18 Connector Street Section
Alternative Option with Angled Parking

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Frontage Types

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LANE STREET TYPE	
Location	RM-HD, PC-4 Districts; use requires approval of the Community Development Director
Typical ROW Width	60'
Travel Lanes	1 yield lane
Lane Width	16' to 18'
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel required on one side of street
Pavement Width	32'
Bicycle Facilities	Shared
Pedestrian Facilities	Per Frontage Type; Minimum 6' wide clear sidewalk on both sides
Street Buffer	Per Frontage Type; Minimum 6' to 9' landscape or furnishing zone

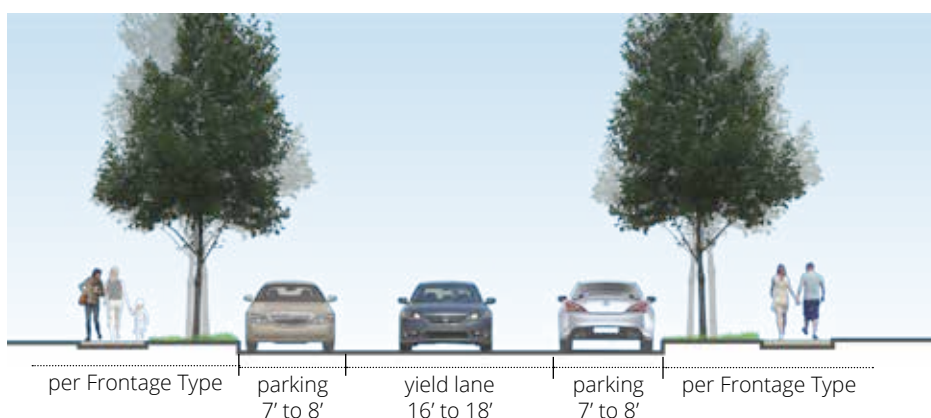


Figure 27-98-19 Lane Street Section